

1 BILL NO. R-87-08-22

2 DECLARATORY RESOLUTION NO. R-55-87

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 3011 Congressional
7 Parkway, Fort Wayne, Indiana 46808.
8 (Ottenweller Co., Inc., Petitioner)

9 WHEREAS, Petitioner has duly filed its petition dated
10 July 29, 1987, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Lot #59 and Lot #58 EXCEPT the
16 East 50 feet thereof, Congressional
17 Industrial Park, Section II;

18 said property more commonly known as 3011 Congressional Parkway,
19 Fort Wayne, Indiana 46808;

20 WHEREAS, it appears that said petition should be pro-
21 cessed to final determination in accordance with the provisions
22 of said Division 6.

23 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
24 OF THE CITY OF FORT WAYNE, INDIANA:

25 SECTION 1. That, subject to the requirements of Section
26 4, below, the property hereinabove described is hereby designated
27 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
28 12.1. Said designation shall begin upon the effective date of
29 the Confirming Resolution referred to in Section 3 of this Resolu-
30 tion and shall continue for one (1) year thereafter. Said desig-
31 nation shall terminate at the end of that one-year period.

32 SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen
County Assessor;

2 (b) Said Resolution shall be referred to the Committee
3 on Finance and shall also be referred to the De-
4 partment of Economic Development requesting a re-
5 commendation from said department concerning the
6 advisability of designating the above designated
7 area an "Economic Revitalization Area";

8 (c) Common Council shall publish notice in accordance
9 with I.C. 5-3-1 of the adoption and substance of
10 this Resolution and setting this designation as an
11 "Economic Revitalization Area" for public hearing;

12 (d) If this Resolution involves an area that has al-
13 ready been designated an allocation area under
14 I.C. 36-7-14-39, then the Resolution shall be re-
15 ferred to the Fort Wayne Redevelopment Commission
16 and said designation as an "Economic Revitalization
17 Area" shall not be finally approved unless said
18 Commission adopts a resolution approving the peti-
19 tion.

20 SECTION 3. That, said designation of the hereinabove
21 described property as an "Economic Revitalization Area" shall
22 only apply to a deduction of the assessed value of both real estate
23 and personal property for new manufacturing equipment.

24 SECTION 4. That this Resolution shall be subject to
25 being confirmed, modified and confirmed or rescinded after public
26 hearing and receipt by Common Council of the above described re-
27 commendations and resolution, if applicable.

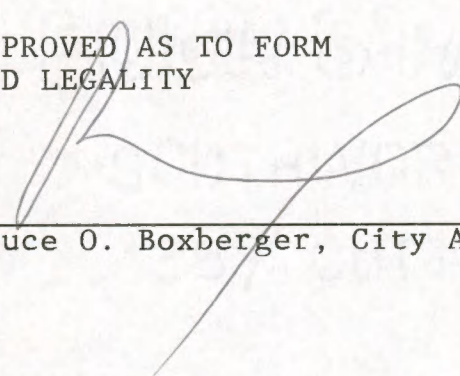
28 SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
29 hereby determined that the deduction from the assessed value of
30 the real property shall be for a period of ten (10) years.
31
32

1 Page Three

2 SECTION 6. That this Resolution shall be in full force
3 and effect from and after its passage and any and all necessary
4 approval by the Mayor.

5 
6 _____
Councilmember

7 APPROVED AS TO FORM
8 AND LEGALITY

9 
10 _____
Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____ seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Esteban seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	9	_____	_____	#	_____
BRADBURY	✓	_____	_____	_____	_____
BURNS	✓	_____	_____	_____	_____
EISBART	✓	_____	_____	_____	_____
GIAQUINTA	✓	_____	_____	_____	_____
HENRY	✓	_____	_____	_____	_____
REDD	✓	_____	_____	_____	_____
SCHMIDT	✓	_____	_____	_____	_____
STIER	✓	_____	_____	_____	_____
TALARICO	✓	_____	_____	_____	_____

DATE: 8-25-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-55-87 on the 25th day of August, 1987.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. Quinto
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of August, 1987, at the hour of 11:00 o'clock 4 .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 3rd day of August, 1987, at the hour of 4:00 o'clock P .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

1120
Admn. Appr. _____

DIGEST SHEET

Q-87-08-22

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 3011 Congressional Parkway, Fort Wayne, Indiana 46808.
(Ottenweller Co., Inc., Petitioner).

EFFECT OF PASSAGE Construction of addition to the existing building
and additional machinery, creating additional jobs to the area.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$257,910.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-87-08-22

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ ~~XXXXXXXXXX~~ (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property
commonly known as 3011 Congressional Parkway, Fort Wayne,
Indiana 46808 (Ottenweller Co., Inc., Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ ~~XXXXXXXXXX~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION)

YES

NO

BEN A. EISBART
CHAIRMAN

JAMES S. STIER
VICE CHAIRMAN

CHARLES B. REDD

DONALD J. SCHMIDT

SAMUEL J. TALARICO

CONCURRED IN 8-25-87

SANDRA E. KENNEDY
CITY CLERK

Copy

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 X Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Ottenweller Co., Inc.

Address of Applicant's Principle Place of Business:

3011 Congressional Parkway

Ft. Wayne, IN. 46808

Phone Number of Applicant: (219) 484-3166

Street Address of Property Seeking Designation:

3011 Congressional Parkway

Ft. Wayne, IN. 46808

S.I.C. Code of Substantial User of Property: 76 92

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u>—</u>
Is the project site within the flood plain?	<u>—</u>	<u>X</u>
Is the project site within the rivergreenway area?	<u>—</u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u>—</u>	<u>X</u>
Is the project site within a platted industrial park?	<u>X</u>	<u>—</u>
Is the project site within the designated downtown area?	<u>—</u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u>—</u>	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	<u>—</u>
Will the project have ready access to City Sewer?	<u>X</u>	<u>—</u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>—</u>	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-1

What zoning classification does the project require? M-1

What is the nature of the business to be conducted at the project site?
steel fabrication and welding

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

1- 16,500 sq. ft. metal building

What is the condition of structure(s) listed above? good

Current assessed value of Real Estate:

Land	<u>8300.00</u>
Improvements	<u>65,900.00</u>
Total	<u>74,200.00</u>

What was amount of Total Property Taxes owed during the immediate past year? 1242.82 for year 1986.

Give a brief description of the proposed improvements to be made to the real estate.

addition to the existing building and additional machinery

Cost of Improvements: \$ 163,205.00

Development Time Frame:

When will physical aspects of improvements begin? 4 weeks

When is completion expected? October 1, 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: 80,740

What was amount of Personal Property Taxes owed during the immediate past year? 5278.20 for year 19 86.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cincinnati Press Brake; Hurco CNC Back Gauge; MindBridge Job Control computer system.

Cost of New Manufacturing Equipment? \$ 94,705.00

Development Time Frame: 4 months

When will installation begin of new manufacturing equipment? ASAP

When is installation expected to be completed? 4 months

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 40

How many permanent jobs will be created as a result of this project?
10

Anticipated time frame for reaching employment level stated above?
1 1/2 years

What is the nature of those jobs?
Manufacturing; i.e., welders, machine operators

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

We are requesting this designation to give us some relief from the initial expense of expansion and new equipment purchases. This is necessary for us to remain in this area and promote more growth and an increase in jobs.

In what Township is project site located? Washington

In what Taxing District is project site located? Washington

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

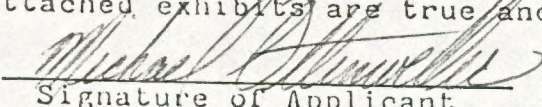
Michael Ottenweller

3011 Congressional Parkway

Ft. Wayne, IN. 46808

Phone Number of Contact Person (219) 484-3166

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.


Signature of Applicant

7/29/87
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

OFFICE OF

Joseph B. Stoodly Jr. and Associates

REGISTERED LAND SURVEYOR NO. S-0144 INDIANA

1042 Saint Joseph Boulevard

Fort Wayne, Indiana 46805

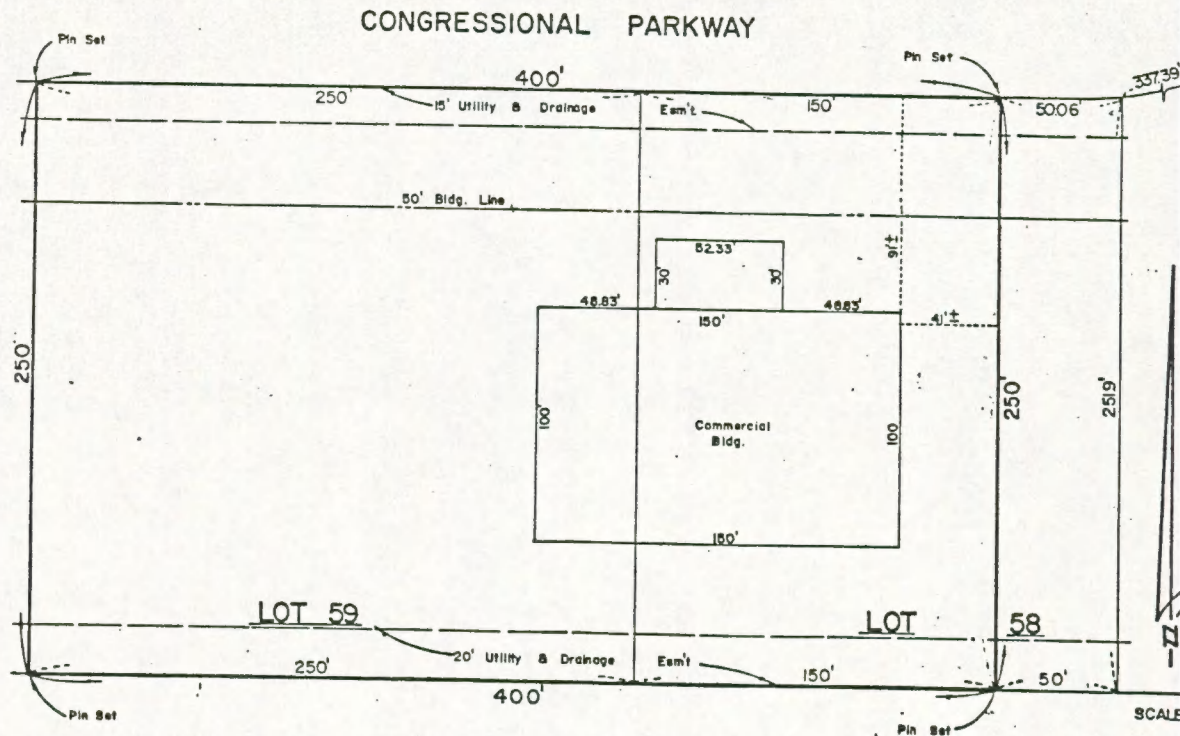
Phone (219) 424-6733

The undersigned Land Surveyor, registered under the Laws of Indiana, hereby certifies that he has made a resurvey of the real estate described and shown below.

Measurements were made and monuments set in conformity with the records on file in the office of the Recorder of ALLEN County, Indiana and to the best of my knowledge accurately shown. Any encroachments or discrepancies are shown below.

Legal description of real estate.

Lot #59 and Lot #58 EXCEPT the East 50 feet thereof, Congressional Industrial Park, Section II.



Subject real estate does not lie
in a flood hazard area as
defined by the Dept. of HUD,
FIA Flood Hazard Boundary Maps.

FOR: OTTENWELER

JOB NO. 7416

DATE 11/6/84

